

Subject: 06/21/2016 02:30 PM - Planning and Land Use Management Committee Meeting
From: City Clerk
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TITLE: Planning and Land Use Management Committee Meeting
DATE: 06/21/2016
TIME: 02:30 PM

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PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, June 21, 2016

BOARD OF PUBLIC WORKS EDWARD R. ROYBAL HEARING ROOM 350 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR
COUNCILMEMBER MARQUEECE HARRIS-DAWSON
COUNCILMEMBER GILBERT A. CEDILLO
COUNCILMEMBER MITCHELL ENGLANDER
COUNCILMEMBER FELIPE FUENTES

(Sharon Dickinson - Legislative Assistant - (213)-978-1074 or email Sharon.Dickinson@lacity.org)

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ITEM NO. (1)

[13-1289](#)

TIME LIMIT: 7/7/16; LAST DAY FOR COUNCIL ACTION: 7/1/16

Communication from the Mayor relative to the reappointment of Ms. Caroline Choe to the Los Angeles City Planning Commission for the term ending June 30, 2021. Ms. Choe's current term expires on June 30, 2016.

Financial Disclosure Statement: Pending.

Community Impact Statement: None submitted.

ITEM NO. (2)

[14-0086](#)

TIME LIMIT: 7/7/16; LAST DAY FOR COUNCIL ACTION: 7/1/16

Communications from the Mayor and City Ethics Commission relative to the reappointment of Ms. Donna Choi to the East Los Angeles Area Planning Commission for the term ending June 30, 2021. Ms. Choi's current term expires on June 30, 2016.

Financial Disclosure Statement: Filed.

Community Impact Statement: None submitted.

ITEM NO. (3)

[16-0233](#)

Motion (Wesson - Bonin - Blumenfield - Ryu) relative to the Department of Building and Safety to immediately halt/suspend the processing of liens to the City Council for final confirmation, pending further action and discussion on reforms to the current process.

Community Impact Statement: None submitted.

ITEM NO. (4)

[05-0876-S2](#)

CD 13

CONTINUED FROM 6/14/16

TIME LIMIT: 7/3/16; LAST DAY FOR COUNCIL ACTION: 7/1/16

Negative Declaration and related California Environmental Quality Act (CEQA) findings, reports from the Mayor and the Los Angeles City Planning Commission (LACPC) including findings, Resolution relative to a proposed General Plan Amendment revising the existing land use designation from Open Space to Commercial Manufacturing, Ordinance to effect a Zone Change from OS-1XL-RIO to [Q]CM-1XL-RIO, and Qualifying "Q" Conditions establishing development standards and restrictions for the private property located at 2971 Partridge Avenue, subject to Conditions of Approval.

Applicant: City of Los Angeles

Case No. CPC-2015-3199-ZC-GPA

CEQA No. ENV-2015-3200-ND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (5)

[16-0104](#)

CD 4

TIME LIMIT: 7/8/16; LAST DAY FOR COUNCIL ACTION: 7/1/16

Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program and related California Environmental Quality Act (CEQA) findings, Central Los Angeles Area Planning Commission (CLAAPC) report and an appeal filed by Doug Tornquist (Representative: Robert Silverstein, The Silverstein Law Firm) from the entire determination of the CLAAPC in sustaining the action of the Deputy Advisory Agency in approving Vesting Tentative Tract Map No. 72367-SL for the construction of a maximum of five small lots for property located at 2925 West Waverly Drive.

Applicant: Michael Rublevich

Representative: Sam Trude, Southerly Group

Case No. VTT-72367-SL-2A

CEQA No. ENV-2013-1998-MND-REC1

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO.

(6)

[09-0967-S1](#)

CD 13

TIME LIMIT: 7/11/16; LAST DAY FOR COUNCIL ACTION: 7/1/16

Mitigated Negative Declaration (MND) and related California Environmental Quality Act (CEQA) findings, and appeal filed by Sylvie Shain under California Public Resources Code Section 21151(c) of CEQA, from the determination of the Zoning Administrator in adopting the MND (ENV-2015-2684-MND) and approving a Zone Variance to permit off-site parking to be located 925 feet from the use it serves for the property located at 1850 North Cherokee Avenue within the Hollywood Community Plan.

(On March 8, 2016, the Central Area Planning Commission failed to reach a consensus, resulting in the automatic denial of the appeal and the reaffirmation of the determination of the Zoning Administrator to approve a Conditional Use to permit a hotel in the [Q]R4-2 Zone, a Zone Variance to permit off-site parking to be located 925 feet from the use it serves, and an adjustment to permit a 9-foot, 5-inch rear yard in lieu of 15 feet for the existing non-conforming building located in the [Q]R4-2 Zone.)

(Zoning Administrator's letter dated June 10, 2016, received and filed the Zone Variance inasmuch as the Applicant has withdrawn the Zone Variance application.)

Applicant: David Lesser, Millennium Settlement Consulting

Representative: Dana Sayles, Three6ixty

Case No. ZA-2015-2683-CU-ZV-ZAA-1A

CEQA No. ENV-2015-2684-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO.

(7)

[16-0180](#)

CD 13

Mitigated Negative Declaration (MND) and related California Environmental Quality Act (CEQA) findings, East Los Angeles Area Planning Commission (ELAAPC) report and an Appeal filed by Patrick Sherman, brought under California Public Resources Code Section 21151(c) of CEQA,

from part of the determination of the ELAAPC in adopting the MND (ENV-2015-0778-MND) for a maximum of four small lots for the purposes of a Small Lot Subdivision, for the property located at 1324 Quintero Street, subject to Conditions of Approval.

Applicant: Noah Ornstein, LOF Partners, LLC

Case No. AA-2015-0777-PMLA-SL

CEQA No. ENV-2015-0778-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (8)

[10-0291-S1](#)

CD 4

Application filed by Daniel Pipski and Erin Zimring (Representative: Marda Zimring) requesting a Hardship Exemption from Interim Control Ordinance (Oaks D Limitation) No. 181136 for a 654 square-foot addition to an existing 2,116 square-foot, single-family home, including a 421 square-foot master bedroom suite as a second floor over the eastern (lower) portion of the home, and 79 square feet on the first floor in an area already enclosed on three sides and part of the existing roofed rear porch, including renovations of the existing kitchen, dining room and laundry area, increasing the existing 21-foot height of the home to 24 feet, for the property located at 5812 Spring Oak Drive.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (9)

[14-0656-S24](#)

CD 10

Application filed by Melvin Harris (Representative: Derrick Burnett) requesting a Hardship Exemption from Baseline Mansionization Interim Control Ordinance No. 183496, for a proposed project consisting of a new two-story construction of a 474 square-foot apartment over a 487 square-foot two-car garage, to the existing 2,066 square-foot, single level residence with a 360 square-foot rear garage, 220 square-foot rear patio and 250 square-foot rear storage shed, for the property located at 455 North Formosa Avenue.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (10)

[16-0500](#)

CD 4

TIME LIMIT: 7/21/16; LAST DAY FOR COUNCIL ACTION: 7/1/16

Report from the Cultural Heritage Commission relative to the inclusion of the 125 South Wilton Drive Residence located at 125 South Wilton Drive in the list of Historic-Cultural Monuments.

Owner(s)/Applicant(s): Andrew S. Chi and Michael J. Armbruster

Case No. CHC-2016-510-HCM

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (11)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

**COMMENTS FROM THE PUBLIC ON ITEMS OF PUBLIC INTEREST WITHIN THIS COMMITTEES SUBJECT
MATTER JURISDICTION**

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

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